

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 5: S-1/RESIDENCE DISTRICT

- 5.00 S-1/Residence District.
- 5.01 Permitted Uses.
- 5.02 Special Uses & Special Exceptions.
- 5.03 Accessory Building and Uses.
- 5.04 Height and Area Requirements.

5.00 S-1/Residence District.¹

5.00.01 Purpose and Intent.

The purpose of this district is to provide for the development of innovative residential environments in keeping with the rural character of this district, by providing for a development process that allows a high degree of flexibility in the design of single-family subdivisions. Further, it is the purpose of this district to provide for a development process that allows for more efficient use of the land through the introduction of open space and conservation lands within subdivisions. It is the intention of this district to protect remaining significant natural features within this district by placing an emphasis on less intensive urban land uses.

5.01 Permitted Uses.²

5.01.01 See *Appendix A: Schedule of Uses.*

5.01.02 Area density requirements for qualifying subdivisions shall be regulated on a sliding scale based upon the amount of open space provided. (see Subdivision Regulations, *Chapter 7: Open Space Standards for Major Subdivisions*)

5.02 Special Uses & Special Exceptions.³

A. See *Appendix A: Schedule of Uses.*

B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

5.02.01 Minimum Area Requirements:

| Use: | Minimum Area (Acres): |
|-----------------------|--------------------------|
| Cemetery | Thirty (30) |
| Commercial Greenhouse | Ten (10) |

¹ Section 5.00 amended per Ordinance No. Z-327.

² Section 5.01 amended per Ordinance No. Z-320; Z-322; Z-327; Z-415-03, §a; Z-453-04, §p.

³ Section 5.02 amended per Ordinance No. Z-320; Z-327; Z-415-03, §b-c.

| Use: | Minimum Area (Acres): |
|--|---|
| Day nursery | One (1) |
| Kindergarten | One (1) |
| Plant nursery | Ten (10) |
| 5.02.02 <u>Other Requirements:</u> | |
| <u>Use</u> | <u>Other requirements:</u> |
| Mineral extraction, borrow pit, top soil removal and their storage | Minimum perimeter Natural Open Space buffer (as defined in 7.03(B) of the Subdivision Regulations) of 300 ft. when adjoining or abutting any residential use or district. |

5.03 Accessory Building and Uses⁴ (See Chapter 25: Additional Use Regulations for additional regulations.)

5.03.01 See also Section 25.01.

5.04 Height and Area Requirements⁵ (See Chapter 26: Additional Height, Yard, & Lot Area Regulations for additional regulations.)

5.04.01 Maximum Height:⁶ Thirty-five (35) feet.

5.04.02 Minimum Lot Area:

- A. Lots without service by a community water system and a community sanitary sewer system, 43,560 square feet.
- B. Lots with service from a community water system, and private septic system, 35,000 square feet.
- C. Lots with service from a community sanitary sewer system and private water system, 25,000 square feet.
- D. Lots with community water system and community sanitary sewer system 15,000 square feet.

5.04.03 Minimum Lot Standards:

- A. Minimum Front Yard:⁷ Forty (40) feet.

⁴ Section 5.03 amended per Ordinance No. Z-309; Z-369-02, §h; Z-453-04, §q-t.

⁵ Section 5.04 amended per Ordinance No. Z-327; Z-366-01; Z-508-07.

⁶ See also Section 26.01.01.

⁷ **NOTE:** For the Minimum Front Yard requirement for any Lot in a Qualifying Subdivision utilizing relaxed Front Yard standards per Section 7.00.01 of the Subdivision Control Ordinance see Section 26.02.07.

- B. Minimum Side Yard:⁸
1. Single-family Dwelling: Ten (10) feet;
 2. All other uses: Twenty (20) feet.
- C. Minimum Aggregate of Side Yard:
1. Single-family Dwelling: Thirty (30) feet;
 2. All other uses: Fifty (50) feet.
- D. Minimum Rear Yard:
1. Single-family Dwelling: Twenty (20) feet;
 2. All other uses: Fifteen (15) feet.
- E. Minimum Lot Width:
1. Single-family home Dwelling: One hundred twenty (120) feet;
 2. All other uses: Two hundred (200) feet.
- F. Maximum Lot Coverage: Thirty-five percent (35%) of lot.
- G. Minimum Ground Floor Area:
1. One-story dwelling: One thousand (1,000) square feet;
 2. Two-story dwelling and All other uses: Eight hundred (800) square feet.

⁸ See also *Section 26.01.01*.

**CHAPTER 5: S-1/RESIDENCE DISTRICT
AMENDMENT LOG**

| Ordinance No. | Docket No. | Council Approval | Effective Date | Sections Affected |
|----------------------|-------------------|-------------------------|-----------------------|---------------------------------|
| Z-309 | | | November 20, 1995 | |
| Z-320 | | | July 11, 1997 | |
| Z-322 | | | May 19, 1997 | |
| Z-327 | | | January 4, 1999 | |
| Z-366-01 | 76-01b OA | n/a | November 28, 2001 | 5.04.01 Winter 2002 V2 |
| Z-369-02 | 160-02 OA | April 1, 2002 | April 1, 2002 | 5.03 Spring 2002 v2 |
| Z-415-03 | 39-02 OA | November 17, 2003 | November 18, 2003 | 5.01; 5.02 Autumn 2003 v1 |
| Z-453-04 | 150-02 OA | August 16, 2004 | August 16, 2004 | 5.01; 5.04.03 Summer 2004 v1 |
| Z-508-07 | 07070023 OA | November 19, 2007 | November 19, 2007 | 5.04.04 Autumn 2007 v1 |